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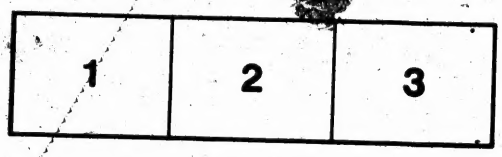

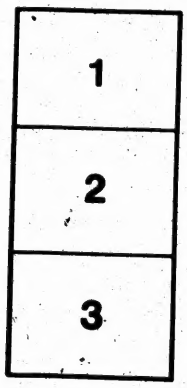

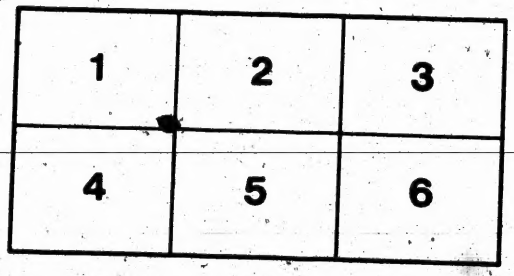

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NATIONAL CLUB

RE NEW CLUB HOUSE.

REPORT

OF

BOARD OF DIRECTORS

TO BE PRESENTED TO

THE SPECIAL GENERAL MEETING OF MEMBERS

TO BE HELD ON NOV. 10TH, 1893.

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NATIONAL CLUB.

REPORT OF THE DIRECTORS

RE NEW CLUB HOUSE

To the Special Meeting of Members, called for
Nov. 10th, 1893.

To the Members of the National Club:

The Directors, on assuming office after their election in May last, found it part of the duty cast upon them to deal with the matter of fitting the new premises which had been acquired from the C. P. R. for the purposes of the Club.

It will be remembered that at a special meeting of members held on the 2nd December, 1892, for the purpose of considering the question, it was resolved to purchase the old U. E. Club premises for $17,000, the property being leasehold at a rental of $2,625 per annum for the first term, which would run out in 1911, and then and thereafter renewable every 21 years unless the landlord purchased the building within the terms of the lease at the end of a term. At the Annual Meeting in May last, the retiring board reported that this purchase had been made, and the contract duly executed by the C. P. R. and the Club, providing for payment of $2,000 in cash, which had been paid on account, and for payment of the remaining $15,000 on the 1st October, 1894, on which date the C. P. R. are under the contract to give possession of the premises. Until the 1st October, 1894, the C. P. R. is to remain in possession, and the Club during that time pays no interest on its purchase money; thus the Club is to receive up to October, 1894, interest at 6 % on the $2,000 paid on account of purchase money.

In the short time allowed before the necessity was imperative to bring the matter before the special meeting in December above mentioned, for consideration of the option to purchase the premises which the Club had obtained, it was not possible to consider fully what course it would be best to pursue in refitting the building for the use of the Club, and what the future career of the Club demanded.

In the haste then necessary it was thought that the restoration of the premises to the condition in which the same had been when in use by the U. E. Club would answer the purposes of the National Club, and an estimate for this purpose was hurriedly obtained. Your present directors have had the advantage over their predecessors in office in having ample time to consider these matters, and to gain the benefit of the experience and opinions of others for their guidance.

The result of their consideration under these more advantageous circumstances is that they find that the racked condition of the floors, walls, ceilings and fixtures of every kind in the building owing to the treatment they have been subjected to in the use of the railway and express company would render any attempt to restore the old U. E. Club condition of the building a mere matter of patching, involving a considerable expenditure for a state of premises which would be out of date, not durable, not convenient, not attractive and generally unsatisfactory.

Your Directors felt that to carry out that idea would result in perpetuating many of the inconveniences under which the Club is at present laboring.

Your Directors felt strongly impressed with the truth that the Club had acquired a very valuable property at a very reasonable price in a most desirable locality, and capable under proper treatment of being converted into a Club House of the most modern description. Plans were, therefore, obtained of the alterations and additions necessary to carry out to the full extent the idea of making the most of the new premises at the most reasonable expenditure, and those plans as finally approved for your consideration are now on exhibition before you.

These designs were not put into their present shape without the most careful investigation of similar institutions by the architects in other cities here and in the States, nor without the most careful consideration by your Directors. Every suggestion that could be obtained so far has been considered, and where that consideration has been favourable the suggestions have been adopted.

A careful inspection of these plans by every member is invited.

Your Directors have convinced themselves that these designs

exhibit a proposed Club House, the equal of which does not exist in Canada, and, in fact, in few places in America.

It will be seen that among the many striking features of the proposed Club House the dining room stands out as unique, the private dining rooms in connection with it combine to make the whole imposing and attractive in the highest degree. Attention is also directed to the quarters provided for ladies, which are an entirely new feature of a Club House in Canada. Also to the lavatory and dressing rooms for gentlemen desiring to change their clothes, and for the convenience of non-resident members coming to town.

Your Directors, not alone from their own experience, but through the opinions of many prominent members of the Club, have from the time of their full consideration of this matter been convinced that the Club should not undertake the fitting out of a new Club House at all, unless it was done in the most modern way and in a style to make it enduring and attractive while curtailing the expense involved as much as was consistent with the attainment of the object in view, and they feel that on the basis of the plans and estimates now submitted to you these objects will be attained.

The architects have furnished the Board with estimates of the expense involved to complete the building in accordance with these plans, including their own fees at the sum of $33,000.00. This estimate is subject to the letting of the contracts by tender. Your Directors recommend the adoption of these plans by the Club for the new Club House.

Your Directors estimate that an expenditure of $10,000 will be required to furnish the premises, and taking the balance of $15,000 purchase money still unpaid, the total sum to be provided will be $58,500.

Notwithstanding all the care and foresight which can be exercised, extra expenditures, as every one knows, must be looked for in undertakings of this magnitude, and therefore your Directors, to provide against all contingencies, estimate the total outlay, including purchase money, at $60,000.

It is proposed not to pay off the $15,000 balance of purchase money, except to the extent to which the funds raised are not required for more urgent objects embraced in the total expendi-

ture. This consideration is forced upon the Club by the fact that the charter limits the borrowing power to $50,000.

Your Directors have been made aware of the desire on the part of nearly all with whom they have had communication on the subject among the members to assist in carrying out what has been foreshadowed in these plans, and that so far as possible the necessary moneys should be raised within the Club. It will be most necessary to begin work on the new premises at the earliest date possible, and the architects have reported that to complete the work between the time, October 1st, 1894, when we are to get possession, and the 31st of March, 1895, when the lease of the old Club House expires, it is essential that the detail drawings for the contractors to work from, and the material for the contractors to carry out their work must be got ready before October 1st, 1894, and that a period of five months would be required for these purposes. We should therefore be ready before the 1st of May, 1894, with our funds collected or provided for, to justify giving the necessary orders to the architects to proceed.

To raise the necessary funds your Directors recommend for your adoption the scheme exhibited in Schedule "A" annexed to this report.

It is necessary to point out how the Board consider the necessary expenses of carrying on the new premises are to be met, and this may be deduced from the statement annexed to this report as Schedule "B."

The proposal to have a bowling alley, as shown upon the plans, have been by many thought to be a very attractive feature, and is included in the estimates of expense, but if not thought desirable, the omission of this feature will reduce the estimate by $1,500.00.

Your Directors have every confidence in the future of the National Club, and they feel that in the attractive Club House proposed the life which has shown itself so strong under the adverse and depressing surroundings of the existing Club House will expand to a great degree. The attraction to outsiders will be in an increasing scale, and you may, it is confidently asserted, under the proposed new auspices, look for a very much larger

influx of new members than has been estimated as necessary to meet the additional expenses involved in the change. Your Directors feel assured that they have shown the Club will be self-sustaining at least, but if their expectations are realized the Club will, under proper management, become possessed of an income, beyond its needs to meet the expenses of carrying on merely, and have funds to free itself from debt by degrees.

The relations of the National Club with the general public, and particularly with the community in which it is situate, have always been those of a centre of intelligence whenever public matters were discussed, and where many important movements in the public interest have originated.

Your Directors have felt the increased responsibility cast upon them in taking a step so far in advance as the scheme they now lay before you, but they recommend its adoption by you as necessary to extend the sphere of influence and make provision for the prosperous future of the Club.

Let every member show his interest in the prospect of advancement which the scheme proposed affords by becoming a debenture holder; let every member also look among his acquaintances and bring one or more new members into the Club. A few moments' consideration must make it clear that if this course is adopted the success of the proposed new venture is assured beyond peradventure.

Your Directors recommend that for the successful carrying out of the new Club House scheme and the proper management of the finances and of the building operations, the framing of new rules, and generally in connection with the matter a special, permanent committee, not exceeding five members, of the Club should be appointed, to hold office until one month after the Club shall have removed to their new premises, to be called "The New Club House Committee," whose duty it shall be to receive all moneys collected on debentures or otherwise for expenditure upon and in connection with the new Club premises, with power to elect their own chairman, and with power to appoint their own secretary, and to pay him for his services such remuneration as the Committee may think necessary and proper. In the event of a vacancy occurring in the said Committee by resignation or

otherwise, the Board of Directors shall have power to fill such vacancy by electing thereto any member of their own body or of the Club. The Committee shall frame and bring before the Club for adoption such rules as shall in their discretion be necessary for the government of the new Club premises, either in addition to or by way of amendment of the exist ng constitution and by-laws. It shall be the duty of the Committee to report to the Club at annual meetings or at a special meeting to be called by them, the Club reserving the right to remove any member of the said Committee in the same way that a Director of the Club may be removed under the existing rules.

Lastly, the Directors point out to the members that there is no possibility of the Club remaining where it is. It has grown beyond the present premises, and the reasons stated in the report to the special meeting in December, 1892, above mentioned, against the continuance of the present state of affairs in the Club in regard to premises are daily becoming more insurmountable. Having, then, no means of retreat, no possibility of standing still, the Club must advance or become a failure, and in the opinion of your Directors the impossibility which has been shown of providing any other quarters for the Club makes the adoption of some such scheme as they now propose imperative.

For the Directors.

FRANK ARNOLDI, *President.*

Dated at Toronto this 19th day of October, 1893.

SCHEDULE "A."

FINANCIAL SCHEME.

Debentures to be issued to the extent of $50,000.00.

The Debentures to be payable to bearer and transferable, the same to be without registration.

These Debentures to be in sums of one hundred dollars ($100) each, and to be payable at the Merchants Bank of Canada in

thirty years, with interest at four per cent , payable yearly, payment of interest to commence five years after 1st March, 1894, with power reserved to the Club to pay off the same, or any of them, at an earlier date than the said period of thirty years with interest (if any) accrued to date of payment.

Provision to be made for the yearly setting aside of a certain sum, which with the interest thereon at the rate of five per cent. per annum, compounded and re-invested from time to time shall be sufficient to produce the sum of $50,000 at the maturity of the Debentures. A Board of Trustees to be appointed for the purposes of this Trust.

The subscribers to pay ten per cent. on or before March 1st, 1894, and the remaining ninety per cent. in nine equal monthly instalments thereafter on the first day of each month.

Your Directors would further recommend that a By-law be passed that shall provide for the creation of a Life Membership feature based on the following terms, viz. :—

Any member having paid his entrance fee shall have the privilege of commuting his Annual Dues. The Commutation Fee for resident member to be $500. In the case of non-resident members the fee for commutation to be $300, so long as he shall remain a non-resident, and should he become a resident member then he shall be required to pay the difference annually between the annual fee payable by non-resident and the annual fee payable by resident members, or to make a further payment of $200 for commutation of the same.

The Debentures to be accepted as payment of said Life Membership commutation fees when purchased direct from the Club by the commuting members.

A By-law to be passed to provide that the Annual Dues of members subscribing for $200, and upwards, of Debentures on or before March 31st, 1894, shall not be liable to any increase over and above the dues at present charged, for five years from the date of their subscribing for such Debentures.

Also a By-law to amend sub-sec. 2 of the By-law No. 15 to allow of the number of resident members being increased beyond the number of 300.

SCHEDULE "B"

REVENUE STATEMENT.

KING STREET PREMISES—FIRST YEAR.

Ground Rent	$2,625 00
Interest on $15,000 at 6 per cent	900 00
Sinking Fund	900 00
Taxes, Insurance, etc	1,375 00
	$5,800 00
Rent Four Stores, say	2,000 00
Balance, fixed charges to be provided for	$3,800 00
Add for delays in renting, etc	200 00
	$4,000 00

Estimated annual expenses of carrying on the Club, not included in fixed charges account, may be briefly classified as follows:—

Salaries—Steward, Chef, Secretary, Waiters, Porters. Repairs, Water-rates, Lights, Printing, Stationery, Telephone Rents, Reading Room, etc., etc., say	20,000 00
	$24,000 00

The present average yearly expenditure (not including rent and taxes), under this head, is about $9,700.00, so that it will be readily seen that a very liberal allowance is made for the increased extent of the new quarters and the influx of membership.

Estimated profits on supplies, say	10,000 00

This estimate is also based on the expenditure of the Club for many years past in its present quarters, and with its present annual membership of 219 resident and 51 non-resident.

Total maximum annual amount to be provided for	$14,000 00
From membership fees at present	5,985 00
Apparent deficit	$8,015 00

With the increased accommodation and attractions of the Club, and with a combined effort it ought not to be difficult to increase the membership during the first year in the new quarters to the extent at least of 100 non-resident and 150 resident members; with this additional membership the revenue from annual dues will be:—

369 members at $25.00, 150 non-resident at $15.00, say.. $11,475 00

Assumed at $15 as the increase to this figure from $10 at present is deemed essential.

Briefly stated the accounts are expected to stand thus for the first year:—

REVENUE ACCOUNT.

Annual Dues (estimated as above).....	$11,475 00	
Entrance Fees—100 at $25.....	2,500 00	
" " —150 at $50.....	7,500 00	
Profit on Supplies	10,000 00	
		$31,475 00
Expenditures (estimated)—		
Fixed Charges....	$4,000 00	
Expenses	20.000 00	
		24,000 00
Expected surplus first year....		$7,475 00

The records of the Club would justify an expectancy of at least thirty resident, and ten non-resident members yearly, after the first year. Thus the revenue from Annual Dues would be maintained, and there would be standing to the credit of the capital account at the end of the first year $6,975, and thereafter an annual addition thereafter for four years of at least $1750 for entrance fees, or a total of $7,000—thus at the end of the fifth year there should be sufficient to go far to liquidate the indebtedness on purchase account, and relieved of the interest charges on this account it would make the annual charge for interest on account of Debentures a very small one and easily provided for. It will

be borne in mind that it is proposed that the Debentures shall not carry interest for the first five years from date of issue.

It will be observed that for the purposes of the above estimate the annual dues of non-resident members only are taken as to be increased, and that only from $10 at present to $15, which figures your Directors think ought to be the minimum. Should it be, however, determined as your Directors think it ought to be that the entrance fees as well as Annual Dues should be increased after May 1st, 1895, then the amount of extra funds arising from such increase should be added to the surplus above shown to be available.

The item of expenses, $20,000, has been taken after the most careful consideration your Directors can give it as an estimate sufficient to cover the initial expenses necessary for the first year which they expect to be larger than will prove necessary when the new premises are under complete organization later on. It is estimated that this item will cover the expenditure for experienced management which the magnitude of the new Club will manifestly call for.

Seventy-five feet frontage on Pearl Street by 40 or perhaps 50 feet deep will be available to be leased, and become revenue producing, it has been valued for these purposes at an annual rent of $10 per foot, equal to $750 per annum in reduction of fixed expenses. This item is not taken into account in the foregoing calculations.

The surplus estimated above will be more than ample to meet any reasonable failure in the estimates of outlay above indicated.

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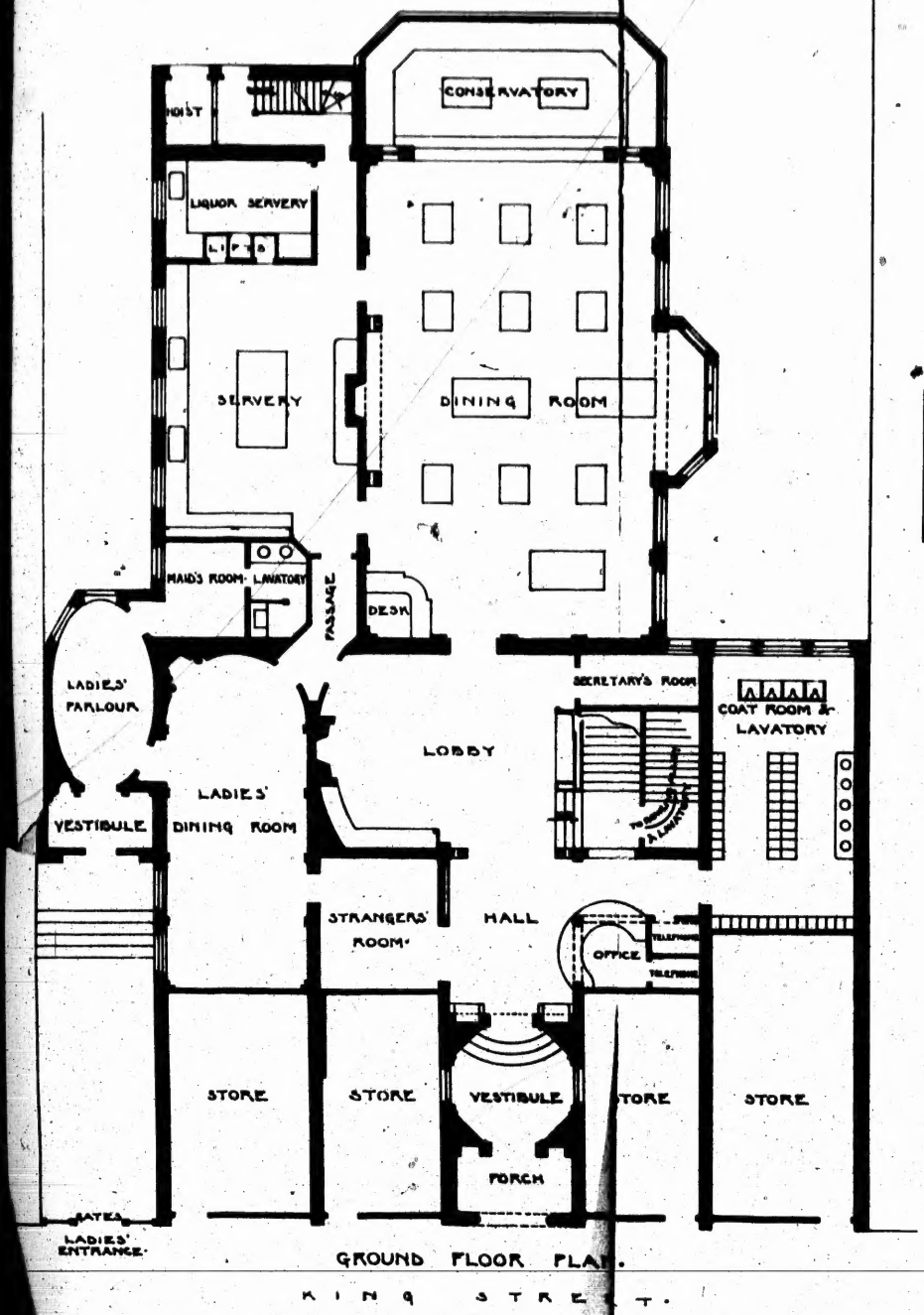
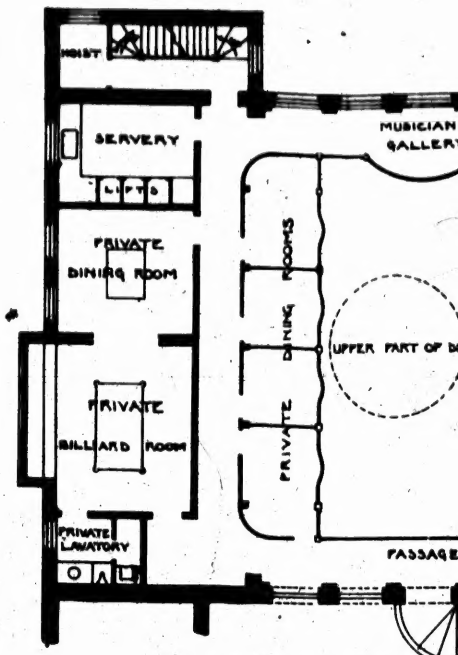
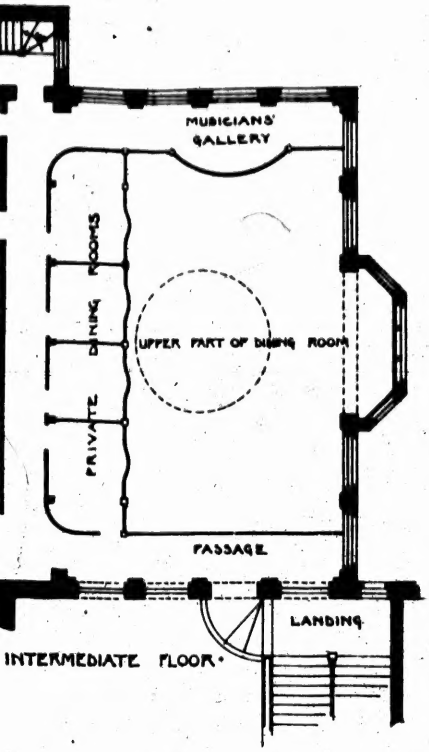


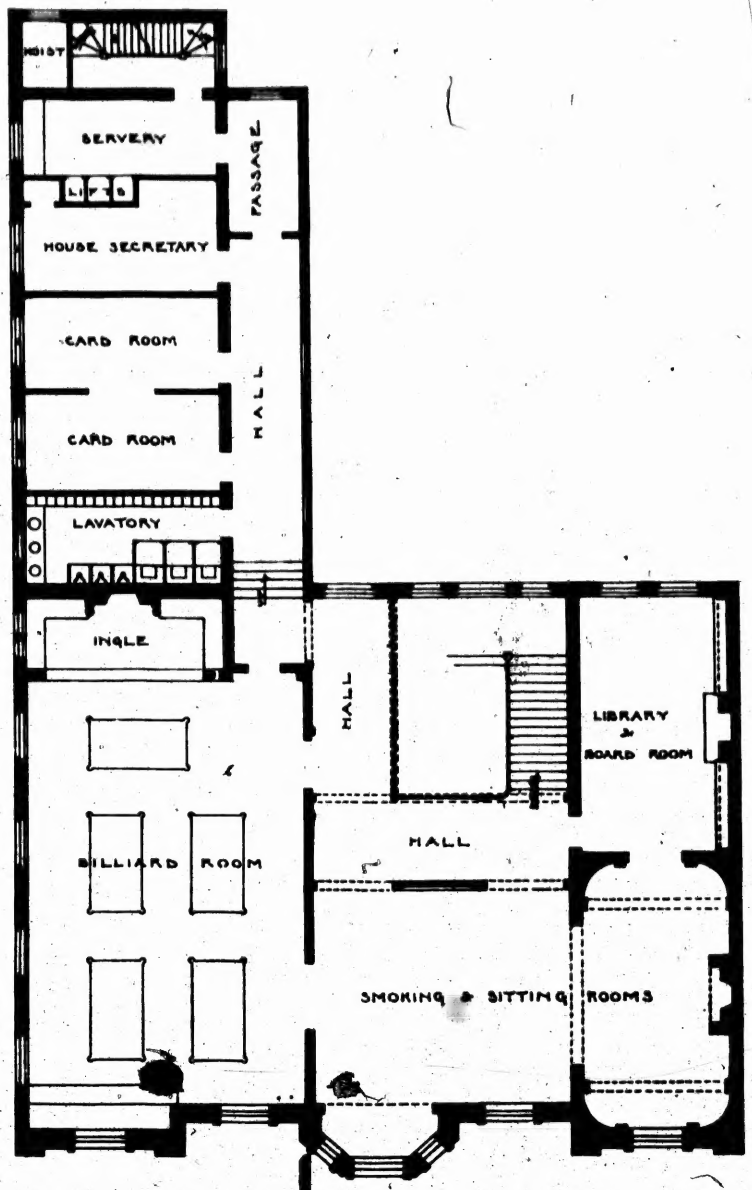


PROPOSED ALTERATIONS TO T
NATIONAL CLUB BUILDING
KING STREET, TORONTO.

STRICKLAND & SYMONS, ARCHITECTS.



INTERMEDIATE FLOOR.



FIRST FLOOR PLAN.

ALTERATIONS TO THE
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TREET, TORONTO.

ID & SYMONS, ARCHITECTS.